

056.A

0014

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	249,900			249,900		
							151356
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT

Parcel ID	056.A-0014-0007.0	Date	Notes																							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value																		
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll																	
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll																	
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll																	
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll																	
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End																	
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll																	
2014	102	FV	155,700	0	.	.	155,700	155,700	Year End Roll																	
2013	102	FV	155,700	0	.	.	155,700	155,700																		

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CARR DAVID W/EX	61727-310	5/2/2013	Mult Lots
WILFERT DAVID P	61727-298	5/2/2013	Mult Lots
	18249-339	6/1/1987	
			No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017									Measured		DGM	D Mann
5/6/2000										197		PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 14.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 7	- Brick			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 2	- Hip			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																
Color: BRICK				A Kits: 1	Rating:																
View / Desir: N	- NONE			Fpl: 0	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C	- Average			CONDOS INFORMATION																	
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor																
Const Mod:				% Own: 0.552500010																	
Lump Sum Adj:				Name: 24 - 6039																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				%					1	4	2	0					
Sec Int Wall: 1	%			Economic:				%													
Partition: T	- Typical			Special:				%													
Prim Floors: 4	- Carpet			Override:				%													
Sec Floors: 1	%			Total: 30.6	%																
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.32191777																	
Electric: 3	- Typical			Const Adj.: 1.06018400																	
Insulation: 2	- Typical			Adj \$ / SQ: 448.472																	
Int vs Ext: S				Other Features: 32756																	
Heat Fuel: 3	- Electric			Grade Factor: 1.00																	
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1.00																	
% Heated: 100	%			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 360140																	
% Com Wall:	%			Depreciation: 110203																	
				Depreciated Total: 249937																	
MOBILE HOME				Make:				Serial #:				Year:	Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0014-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:				Total:												